



White Lake Fast Food Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
DO-03-18-154-001	470 SOUTH ST	06/30/23	\$350,000	\$195,760	55.93	\$179,407	\$170,593	\$193,881	0.880	936	\$373.93	201 Fast Food Restaurant
92-17-34-229-018	1113 E WEST MAPLE RD	11/01/23	\$940,000	\$442,820	47.11	\$450,389	\$489,611	\$339,517	1.442	2,628	\$357.69	201 Fast Food Restaurant
72-25-14-354-015	1805 E 11 MILE	03/14/25	\$500,000	\$227,130	45.43	\$104,381	\$395,619	\$286,564	1.381	1,808	\$276.55	201 Fast Food Restaurant
W -13-16-451-014	5350 HIGHLAND RD	08/18/23	\$500,000	\$386,300	77.26	\$231,594	\$268,406	\$550,562	0.488	3,095	\$161.55	201 Fast Food Restaurant
L -16-21-276-001	2020 S MILFORD RD	03/28/24	\$800,000	\$357,120	44.64	\$495,029	\$304,971	\$179,104	1.703	1,887	\$423.95	201
			\$3,090,000	\$1,609,130	52.08%		\$1,629,200	\$1,549,628	1.051349			

Determination - use ECF of 1.12 for 2026 - 1.12 Falls within the Ecf Study Range and produces approximatley 2.25% increase and falls with 49%-50% for commercial class



White Lake Auto Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
W-13-31-476-015	7020 COOLEY LAKE RD	12/27/23	\$887,014	\$323,030	36.42	\$99,531	\$787,483	\$573,841	1.372	3,202	\$277.02	201 Car Wash
W -13-26-201-065	3456 HIGHLAND RD	06/15/23	\$600,000	\$288,640	48.11	\$195,524	\$404,476	\$404,928	0.999	3,000	\$200.00	201 Car Wash
LM-16-11-301-013	115 E HURON ST	11/04/23	\$300,000	\$154,140	51.38	\$135,319	\$164,681	\$146,592	1.123	2,410	\$124.48	201 Auto Repair
X -18-06-229-033	7055 COOLEY LAKE	10/30/24	\$200,000	\$148,130	74.07	\$138,525	\$61,475	\$130,489	0.471	2,617	\$76.42	201 Garage Service Repair
							\$1,418,115	\$1,255,850	1.129207			

Determination - use ECF of 1.08 for 2026 - 1.08 Falls within the Ecf Study Range and produces approximatley 2% increase and falls with 49%-50% for commercial class



White Lake Office Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
W -13-25-478-030	34 S TELEGRAPH RD	02/29/24	\$388,000	\$134,990	34.79	\$57,944	\$330,056	\$294,090	1.122	2,551	\$152.10	201 Office
W -13-03-484-002	4010 W WALTON BLVD	03/31/25	\$215,000	\$83,790	38.97	\$22,532	\$192,468	\$201,197	0.957	1,122	\$191.62	207 Office
P -04-26-353-026	932 S LAPEER RD	03/27/24	\$475,000	\$258,020	54.32	\$135,794	\$339,206	\$323,529	1.048	3,130	\$151.76	201 Office
			\$1,078,000	\$476,800	44.23%		\$861,730	\$818,816	1.05241			

Determination - use ECF of 1.05 for 2026 - 1.05 Falls within the Ecf Study Range and produces approximately 1.75% increase and falls with 49%-50% for commercial class



White Lake MSU mini storage Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
W -13-16-452-028	1641 BALIAN RD	05/24/23	\$140,000	\$72,030	51.45	\$11,177	\$128,823	\$118,746	1.085	875	\$160.00	207 Garage Storage
L -16-25-100-012	2273 FYKE DR	08/06/24	\$540,000	\$202,200	37.44	\$124,651	\$415,349	\$276,155	1.504	5,593	\$96.55	201 Warehouse
E -17-27-351-012	1145 RIG ST	04/12/23	\$395,000	\$182,610	46.23	\$146,277	\$248,723	\$204,177	1.218	5,986	\$65.99	201 Industrial Manufacturing
W -13-09-251-031	5401 PERRY DR	09/30/24	\$700,000	\$333,560	47.65	\$185,651	\$514,349	\$612,428	0.840	12,840	\$54.52	301 Warehouse-Distribution
W -13-04-403-005	5275 DIXIE HWY	09/01/23	\$160,000	\$69,970	43.73	\$22,045	\$137,955	\$105,769	1.304	1,530	\$104.58	201 Warehouse
U -07-03-326-012	10585 ENTERPRISE DR	06/13/23	\$1,100,000	\$466,460	42.41	\$339,332	\$760,668	\$864,690	0.880	15,475	\$71.08	301 Industrial Manufacturing
			\$3,035,000	\$1,326,830	43.72%		\$2,205,867	\$2,181,965	1.010954			

Determination - use ECF of 1.02 for 2026 - 1.02 Falls within the Ecf Study Range and produces approximatley 2.5% increase and falls with 49%-50% for commercial class



White Lake Gas Conv Store Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
20-23-28-477-005	22145 FARMINGTON RD	08/02/23	\$1,200,000	\$740,170	61.68	\$303,651	\$896,349	\$1,033,020	0.868	3,740	\$320.86	201 Gas Stations and Conv Store
22-23-02-351-005	29510 ORCHARD LAKE	05/20/24	\$350,000	\$331,020	94.58	\$9,377	\$340,623	\$303,815	1.121	1,929	\$181.44	201 Gas Stations and Conv Store
			\$1,550,000	\$1,071,190	69.11%		\$1,236,972	\$1,336,835	0.925299			

Determination - use ECF of .92 for 2026 - .92 Falls within the Ecf Study Range and produces approximately 3% increase and falls with 49%-50% for commercial class
 Some other Sales appear to include Liquor Lic.



White Lake M59 Misc Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
O -09-09-452-036	1870 W CLARKSTON RD	09/15/23	\$390,000	\$204,300	52.38	\$154,149	\$235,851	\$241,851	0.975	2,326	\$167.67	201 Day Care Center
X -18-25-279-023	2160 WALNUT LAKE	01/14/25	\$400,000	\$184,150	46.04	\$82,319	\$317,681	\$324,262	0.980	1,872	\$213.68	201 Veterinary Clinic
W -13-13-176-003	2675 DIXIE HWY	10/31/24	\$350,000	\$310,330	88.67	\$207,780	\$142,220	\$417,505	0.341	3,573	\$97.96	W -13-13-176-002 201 Restaurant
U -07-10-226-001	10197 DIXIE HWY	04/27/23	\$215,000	\$118,170	54.96	\$155,083	\$59,917	\$125,347	0.478	2,538	\$84.71	201 Bar
K -21-03-151-015	30712 LYON CENTER DR E	04/05/23	\$1,350,000	\$777,920	57.62	\$960,185	\$389,815	\$463,198	0.842	5,765	\$234.17	201 Restaurant
88-20-36-226-001	2558 E MAPLE	07/18/24	\$440,000	\$256,330	58.26	\$189,450	\$250,550	\$252,003	0.994	4,340	\$101.38	201 Market
W -13-36-229-013	120 S TELEGRAPH RD	03/14/24	\$1,775,000	\$650,660	36.66	\$163,175	\$1,611,825	\$1,082,749	1.489	15,431	\$115.03	W -13-36-229-014 201 Hotel or Motel
			\$4,920,000	\$2,501,860	50.85%		\$3,007,859	\$2,906,915	1.034725			

Determination - use ECF of 1.03 for 2026 - 1.03 Falls within the Ecf Study Range and produces approximatley 2.5% increase and falls with 49%-50% for commercial class



White Lake Industrial Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
L -16-25-100-061	2180 FYKE DR	12/29/23	\$650,000	\$332,360	51.13	\$191,732	\$458,268	\$453,869	1.010	7,198	\$90.30	201 Industrial Manufacturing
W -13-09-251-031	5401 PERRY DR	09/30/24	\$700,000	\$333,560	47.65	\$185,651	\$514,349	\$612,428	0.840	12,840	\$54.52	301 Warehouse-Distribution
E -17-24-126-007	2000 OAKLEY PARK RD	08/18/23	\$2,350,000	\$1,304,350	55.50	\$429,672	\$1,920,328	\$2,044,882	0.939	51,970	\$45.22	201 Industrial Engineering
IH-01-34-381-003	436 COGSHALL ST	03/26/25	\$200,000	\$96,080	48.04	\$74,257	\$125,743	\$189,068	0.665	5,782	\$34.59	201 Warehouse
			\$3,900,000	\$2,066,350	52.98%		\$3,018,688	\$3,300,247	0.914685			

Determination - use ECF of .86 for 2026 - .86 Falls within the Ecf Study Range and produces approximatley 3% increase and falls with 49%-50% for commercial class



White Lake Com BB Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft		
I-01-28-301-011	3045 GRANGE HALL RD	01/22/25	\$1,450,000	\$818,400	56.44	\$488,696	\$961,304	\$1,435,537	0.670	23,633	\$61.35	I-01-28-30	201 Neighborhood Shopping
36-18-02-435-059	3000 ORCHARD LAKE RD	09/12/24	\$1,150,000	\$904,420	78.65	\$530,138	\$619,862	\$1,238,330	0.501	11,200	\$102.68	36-18-02-4	201 Discount Store
50-22-02-200-041	42191 FOURTEEN MILE	06/14/23	\$1,295,420	\$684,150	52.81	\$1,113,746	\$181,674	\$428,468	0.424	10,878	\$119.09		201 Discount Store
22-23-10-352-005	33210 TWELVE MILE	04/12/23	\$12,000,000	\$6,759,690	56.33	\$3,120,453	\$8,879,547	\$8,567,808	1.036	122,543	\$97.92	22-23-10-3	201 Neighborhood Shopping
70-15-25-351-026	1055 E AUBURN RD	10/30/24	\$1,200,000	\$400,040	33.34	\$641,516	\$558,484	\$708,369	0.788	8,120	\$147.78	70-15-25-3	201 Neighborhood Shopping

Determination - use ECF of .76 for 2026 - .76 Falls within the Ecf Study Range and produces approximatley 2% increase and falls with 49%-50% for commercial class



White Lake COM Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
O -09-09-452-036	1870 W CLARKSTON RD	09/15/23	\$390,000	\$204,300	52.38	\$154,149	\$235,851	\$241,851	0.975	2,326	\$167.67	201 Day Care Center
X -18-25-279-023	2160 WALNUT LAKE	01/14/25	\$400,000	\$184,150	46.04	\$82,319	\$317,681	\$324,262	0.980	1,872	\$213.68	201 Veterinary Clinic
W -13-13-176-003	2675 DIXIE HWY	10/31/24	\$350,000	\$310,330	88.67	\$207,780	\$142,220	\$417,505	0.341	3,573	\$97.96	W -13-13-1 201 Restaurant
K -21-03-151-015	30712 LYON CENTER DR E	04/05/23	\$1,350,000	\$777,920	57.62	\$960,185	\$389,815	\$463,198	0.842	5,765	\$234.17	201 Restaurant
88-20-36-226-001	2558 E MAPLE	07/18/24	\$440,000	\$256,330	58.26	\$189,450	\$250,550	\$252,003	0.994	4,340	\$101.38	201 Market
W -13-36-229-013	120 S TELEGRAPH RD	03/14/24	\$1,775,000	\$650,660	36.66	\$163,175	\$1,611,825	\$1,082,749	1.489	15,431	\$115.03	W -13-36-2 201 Hotel or Motel
			\$4,705,000	\$2,383,690	50.66%		\$2,947,942	\$2,781,568	1.059813			

Determination - use ECF of 1.05 for 2026 - 1.05 Falls within the Ecf Study Range and produces approximately 2% increase and falls with 49%-50% for commercial class



White Lake Hotels Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
02-14-23-178-009	1180 DORIS RD	10/12/23	\$4,976,987	\$1,996,040	40.11	\$1,434,099	\$3,542,888	\$4,388,035	0.807	57,996	\$85.82	201 Hotel or Motel
02-14-14-351-018	1565 N OPDYKE RD	12/06/23	\$2,924,000	\$1,034,130	35.37	\$872,384	\$2,051,616	\$3,474,298	0.591	36,237	\$80.69	201 Hotel or Motel
76-24-32-228-012	22305 TELEGRAPH	12/18/24	\$2,100,000	\$547,260	26.06	\$579,465	\$1,520,535	\$1,007,920	1.509	18,508	\$113.46	201 Hotel or Motel
							\$7,115,039	\$8,870,253	0.802124			

Determination - use ECF of .80 for 2026 - .80 Falls within the Ecf Study Range and produces approximatley 2% increase and falls with 49%-50% for commercial class



White Lake Medical Office Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
Y -12-13-455-009	8355 HIGHLAND RD	04/28/23	\$575,000	\$276,980	48.17	\$196,356	\$378,644	\$396,755	0.954	4,182	\$137.49	201 Medical or Dental Office
W -13-25-452-033	1095 W HURON ST	03/31/25	\$245,000	\$146,740	59.89	\$50,908	\$194,092	\$342,254	0.567	2,385	\$102.73	201 Medical or Dental Office
X -18-01-376-003	2040 WOODROW WILSON	07/10/24	\$225,000	\$80,220	35.65	\$54,495	\$170,505	\$119,569	1.426	1,310	\$171.76	201 Medical or Dental Office
LM-16-11-108-011	402 UNION ST	04/26/23	\$325,000	\$231,350	71.18	\$197,956	\$127,044	\$265,912	0.478	2,208	\$147.19	201 Medical or Dental Office
							\$870,285	\$1,124,490	0.773937			

Determination - use ECF of .90 for 2026 - .90 Falls within the Ecf Study Range and produces approximatley 2% increase and falls with 49%-50% for commercial class



White Lake APT Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft	
W -13-25-458-019	1058 PREMONT AVE	12/26/24	\$270,000	\$146,520	54.27	\$23,500	\$246,500	\$200,713	1.228	6	\$45,000	201 Apartments 10 units and under
E -17-10-127-014	1111 N COMMERCE RD	02/19/25	\$415,000	\$102,330	24.66	\$137,973	\$277,027	\$71,108	3.896	4	\$103,750	201 Apartments 10 units and under
W -13-05-279-043	4081 AIRPORT RD	03/14/25	\$620,000	\$229,910	37.08	\$99,355	\$520,645	\$266,366	1.955	5	\$124,000	201 Apartments 10 units and under
Y -12-13-478-007	8200 PONTIAC LAKE RD	05/19/23	\$755,000	\$643,390	85.22	\$310,788	\$444,212	\$699,911	0.635	22	\$34,318	201 Apartments over 10 units
92-17-34-302-005	307 LADD	03/31/25	\$475,000	\$207,710	43.73	\$155,751	\$319,249	\$202,265	1.578	6	\$79,167	92-17-34-3 201 Apartments 10 units and under
							\$1,807,633	\$1,440,363	1.254984			

Determination - use ECF of 1.20 for 2026 - 1.20 Falls within the Ecf Study Range and produces approximatley 2% increase and falls with 49%-50% for commercial class



White Lake Golf Neighborhood ECF Study

Parcel Id	Address	Date of Sale	Sale Price	2025 AV	Ratio	Land & Land Imp	Bldg. Resid	RCNLD	ECF	sq ft	\$ sq ft		
O -09-04-151-007	2375 STANTON RD	05/15/23	\$2,200,000	\$1,185,520	53.89	\$1,253,031	\$946,969	\$1,086,612	0.871	21,740	\$101.20	O -09-04-1	201 Golf Course/Clubhouse
U -07-04-376-006	11450 E HOLLY RD	10/30/24	\$1,700,000	\$415,610	24.45	\$432,711	\$1,267,289	\$613,613	2.065	20,955	\$81.13		201 Golf Course/Clubhouse
							\$2,214,258	\$1,700,225	1.302332				

Determination - use ECF of .60 for 2026 - .60 Falls within the Ecf Study Range and produces approximately 2% increase and falls with 49%-50% for commercial class

Brentwood Sold 2023 \$980,000